

# Darnell & ASSOCIATES, INC.

TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

September 17, 2010

Jeramey Harding  
T&B Planning  
144 West D Street, Suite 12  
Encinitas, CA 92024

D&A Ref. No.: 060102

Subject: Otay Business Park (TM 5505, ER 93-19-006W) – Trip Generation Calculations for the Reduced Project Alternative

Dear Mr. Harding:

Per your request, Darnell & Associates, Inc. (D&A) has completed this analysis to determine the trip generation potential associated with the reduced project alternative. The reduced project alternative consists of reducing the project intensity by approximately eighteen percent (18%) of its proposed development.

As discussed in the September 17, 2010 *Traffic Impact Study for Otay Business Park* prepared by D&A, at full build out (phases 1-4) the proposed Otay Business park project will consist of approximately 2,092,900 square feet of business park use with a mix of warehousing, manufacturing, assembly, storage, science research and development, and commercial facilities. Phases 1-4 of the proposed project were estimated to generate 33,486 average daily trips (ADT), 4,018 AM peak hour trips, and 4,018 PM peak hour trips.

If the project size were reduced by 18% (i.e. reduced down to 1,716,178 square feet), the project would generate 27,459 ADT, 3,295 AM peak hour trips, and 3,295 PM peak hour trips (see Table 1).

Table 1 – Trip Generation Rates and Calculations Summary for Project Alternative								
Trip Generation Rates								
Land Use	Daily	AM Peak Hour			PM Peak Hour			
		Total- % of Daily	%In	%Out	Total – % of Daily	%In	%Out	
Business Park	16 Trips /KSF	12%	80%	20%	12%	20%	80%	
Trip Generation Calculations								
Land Use	Total No Of Units (KSF)	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Phase 1	512.500	8,200	984	787	197	984	197	787
Phase 2	398.930	6,383	766	613	153	766	153	613
<b>Sub-Total Phases 1-2:</b>	<b>911.430</b>	<b>14,583</b>	<b>1,750</b>	<b>1,400</b>	<b>350</b>	<b>1,750</b>	<b>350</b>	<b>1,400</b>
Phase 3	436.404	6,982	838	670	168	838	168	670
<b>Sub-Total Phases 1-3:</b>	<b>1,347.834</b>	<b>21,565</b>	<b>2,588</b>	<b>2,070</b>	<b>518</b>	<b>2,588</b>	<b>518</b>	<b>2,070</b>
Phase 4	368.344	5,894	707	566	141	707	141	566
<b>Grand Total Phases 1-4:</b>	<b>1,716.178</b>	<b>27,459</b>	<b>3,295</b>	<b>2,636</b>	<b>659</b>	<b>3,295</b>	<b>659</b>	<b>2,636</b>
KSF= 1,000 square feet								
Source: SANDAG's (Not So) Brief Guide of Traffic Generators for the San Diego Region, April 2002								
Note: Project Alternative Assumes Each Phase of Original Proposed Project is reduced by 18%								

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If you have any questions, please feel free to contact the office.

Sincerely,

DARNELL & ASSOCIATES, INC.



Bill E. Darnell, P.E.  
Firm Principal  
RCE 22338



Date Signed: 9/17/2010

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